

South Harrow

285 Northolt Road
Greater London
HA2 8HX

- **Freehold Bank Investment**
- Let to Santander UK Plc until 2018
- Popular Greater London Suburb
- Close to Underground Station
- Rent Review June 2013
- Current Rent Reserved

£26,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

South Harrow is a popular Greater London suburb, situated 10 miles west of Central London and 1.5 miles north of the A40 (Western Avenue), which in turn gives direct access to the M25 Motorway. South Harrow is served by the A312 which connects to Harrow, 2 miles to the north-west and the A40 is to the south.

The property is situated on the east side of Northolt Road, which is the main shopping street in the area, in between the junctions of Whitby Road and Wargrave Road.

Occupiers close by include Boots, Subway, Iceland, Sainsburys, Greggs and Superdrug.

Description

The property is arranged on ground and one upper floor to provide a ground floor banking hall with a self-contained flat above, which is accessed from the rear. The bank intercommunicates with the adjoining unit (287), also trading as Santander but which does not form part of the Sale. There is a yard to the rear that may accommodate about 2 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	5.4 m	(17' 8")
Net Frontage	4.9 m	(16' 1")
Shop & Built Depth	17.85 m	(58' 7")
First Floor Flat comprising – Two Rooms, Kitchen and Bathroom		

Tenancy

The entire property is at present let to SANTANDER UK PLC (FORMERLY ABBEY NATIONAL PLC) for a term of 25 years from 18th June 1993 at a current rent of £26,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The sellers have served notice on the tenants relating to the June 2013 Rent Review.

Tenant Information

Website Address: www.santander.co.uk

Santander UK Plc is one of the UK's leading personal finance service companies and one of the largest providers of mortgages and savings in the UK.

For the year ended 31st December 2012, Santander UK Plc reported a pre-tax profit of £1.231bn, shareholders funds of £12.352bn and a net worth of £10.027bn. (Source: riskdisk.com 30.08.13.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 62 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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